

**PB# 08-08**

**KWG Realty  
(SP)**

**9-1-23.1**

08-08  
K&E Realty Ltd. Plan (5.4m)  
Windsor Hwy - Newlinch Bay

TOWN OF NEW WINDSOR  
PLANNING BOARD  
APPROVED COPY  
DATE: 10-08-08

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/15/2008

PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 8-8

NAME: KWG REALTY - NEW WASH BAY TO BUS OFFICE  
APPLICANT: KWG REALTY CORP

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/08/2008	PLANS STAMPED	APPROVED
07/09/2008	P.B. APPEARANCE	ND: APPR COND
06/25/2008	P.B. APPEARANCE . BEEN REFERRED TO OC PLANNING - HAND DELIVERED - RETURN TO PB . 7-9-08	LA; WVE PH; RETURN
06/04/2008	WORKSHOP	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/15/2008

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 8-8

NAME: KWG REALTY - NEW WASH BAY TO BUS OFFICE

APPLICANT: KWG REALTY CORP

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/09/2008	REC. CK. #1271	PAID		750.00	
06/25/2008	P.B. MINUTES	CHG	42.00		
07/09/2008	P.B. MINUTES	CHG	42.00		
09/17/2008	P.B. ENGINEER FEE	CHG	607.60		
09/17/2008	P.B. ATTY FEE	CHG	262.50		
09/18/2008	REC. CK. #1301	PAID		204.10	
		TOTAL:	954.10	954.10	0.00





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## OFFICE OF THE PLANNING BOARD

September 18, 2008

Shaw Engineering  
P.O. Box 2569  
Newburgh, NY 12550

ATTN: GREGG SHAW, P.E.

SUBJECT: P.B. #08-08 FEES DUE

Dear Gregg:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$	125.00
Check #2 – Amount over escrow posted.....	\$	204.10
Check #3 – 2% of cost estimate \$75,512. – inspect. Fee...	\$	1,510.00

Upon receipt of these checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The  
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/18/2008

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LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 8-8

NAME: KWG REALTY - NEW WASH BAY TO BUS OFFICE  
APPLICANT: KWG REALTY CORP

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/09/2008	REC. CK. #1271	PAID		750.00	
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09/17/2008	P.B. ATTY FEE	CHG	262.50		
		TOTAL:	954.10	750.00	204.10

*Due*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/18/2008

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 8-8

NAME: KWG REALTY - NEW WASH BAY TO BUS OFFICE  
APPLICANT: KWG REALTY CORP

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/17/2008	APPROVAL FEE	CHG	125.00		
			-----	-----	-----
		TOTAL:	125.00	0.00	125.00

# Shaw Engineering

Consulting Engineers

August 28, 2008

744 Broadway  
P.O.Box 2569  
Newburgh, New York 12550  
(845) 561-3695

Chairman Genaro Argenio and  
Members of the Planning Board  
**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, New York 12553

Re: New Wash Bay Addition to the Bus Office & Bus Repair Center for  
The Leprechaun Companies  
Windsor Highway

Gentlemen:

We have presented below for your consideration our revised Construction Estimate for the site improvements for the New Wash Bay Addition to the Bus Office & Bus Repair Center for The Leprechaun Companies. Our Estimate based on Mark Edsall's review is as follows:

## CONSTRUCTION ESTIMATE

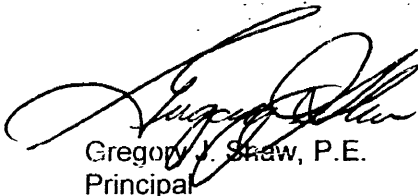
<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Paving & Base	3,407 S.Y.	\$ 20	\$ 68,140
Parking Space Striping	513 L.F.	\$ 0.50	\$ 257
Handicapped Sign & Striping	1 Ea	\$ 225	\$ 225
Painted Stripped Island	1 Ea	\$ 40	\$ 40
6" Sewer Main	95 L.F.	\$ 30	\$ 2,850
Oil/Water Separator	1 Ea	\$ 3,000	\$ 4,000

**TOTAL CONSTRUCTION ESTIMATE:** **\$ 75,512**

Should this Estimate be acceptable, my client will pay the 2% inspection fee of \$ 1,510.

Respectfully submitted,

**SHAW ENGINEERING**



Gregory J. Shaw, P.E.  
Principal

GJS:mmv

Cc: Frank Gallagher, The Leprechaun Companies

**RESOLUTION GRANTING SITE PLAN APPROVAL  
FOR IMPROVEMENTS TO AN EXISTING BUS SERVICE FACILITY**

*K.W.G. Realty Corp.  
PB # 08-08*

**WHEREAS**, an application was made to the Planning Board of the Town of New Windsor for approval of a site plan amendment by K.W.G. Realty Corp. (the "applicant") for a project described as the "K.W.G. Realty Corp. Site Plan Amendment";

**WHEREAS**, the subject site consists of 10.68 acres of land and comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 9, block 1, and lot 23.1 (SBL 9-1-23.1); and

**WHEREAS**, the action involves a request for a site plan amendment approval for improvements to an existing bus service facility; and

**WHEREAS**, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

**WHEREAS**, the Planning Board conducted an uncoordinated SEQRA review for this project; and

**WHEREAS**, during the course of the Planning Board's review of the Applicant's proposed site plan layout, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

**WHEREAS**, on June 25, 2008 the Town of New Windsor Planning Board waived the public hearing on the application for site plan amendment approval; and

**WHEREAS**, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal Law § 239-m, and OCDP responded on June 27, 2008 recommending local determination; and

**WHEREAS**, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

WHEREAS, the applicant has submitted a proposed site plan consisting of one sheet, prepared by Shaw Engineering Consulting Engineers dated June 5, 2005 with no revisions; and

WHEREAS, the Planning Board has heretofore determined that the Proposed Action minimizes or avoids significant environmental impacts and, adopted a Negative Declaration as part of the approval of site plan amendment.

NOW, THEREFORE, the Planning Board finds that the applicant has satisfied the requirements of Town Code § 300-86 and approves the site plan amendment subject to the following terms and conditions:

1. The applicant shall pay all outstanding fees due the Town in connection with this application;
2. The applicant shall make any required revisions to the site plan to the satisfaction of the Planning Board Engineer and Planning Board Attorney;
3. The applicant shall secure all necessary permits, approvals and authorizations required from any other agency, if required; and
4. The applicant shall submit proof of satisfaction of the foregoing conditions and submit a plan for signature within 360 days of the date of this resolution. The Planning Board hereby grants the two (2) ninety (90) day extensions as authorized by Town of New Windsor Zoning Law § 300-86(E). This approval will expire on July 6, 2009, and no further extensions can be granted.

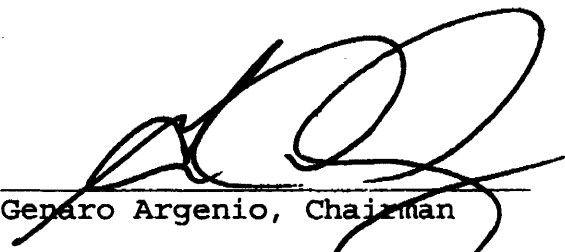
Upon motion made by Member Van Leeuwen, seconded by Member Schlesinger, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher	<input checked="" type="radio"/> Aye	Nay	Abstain	Absent
Member, Howard Brown	<input checked="" type="radio"/> Aye	Nay	Abstain	Absent
Member, Neil Schlesinger	<input checked="" type="radio"/> Aye	Nay	Abstain	Absent
Member, Henry Vanleeuwen	<input checked="" type="radio"/> Aye	Nay	Abstain	Absent
Chairman, Genaro Argenio	<input checked="" type="radio"/> Aye	Nay	Abstain	Absent

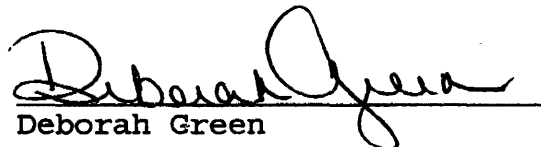
Alternate, Henry Schieble

Aye Nay Abstain Absent

Dated: July 9, 2008  
New Windsor, New York

  
\_\_\_\_\_  
Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 29<sup>th</sup> day  
of July, 2007.

  
\_\_\_\_\_  
Deborah Green  
Town Clerk

**RESOLUTION ADOPTING A NEGATIVE DECLARATION  
FOR A SITE PLAN AMENDMENT APPLICATION**

*K.W.G. Realty Corp.  
PB # 08-08*

**WHEREAS**, an application was made to the Planning Board of the Town of New Windsor for approval of a site plan amendment by K.W.G. Realty Corp. (the "applicant") for a project described as the "K.W.G. Realty Corp. Site Plan Amendment";

**WHEREAS**, the subject site consists of 10.68 acres of land and comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 9, block 1, and lot 23.1 (SBL 9-1-23.1); and

**WHEREAS**, the action involves a request for a site plan amendment approval for improvements to an existing bus service facility; and

**WHEREAS**, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

**WHEREAS**, the Planning Board conducted an uncoordinated SEQRA review for this project; and

**WHEREAS**, during the course of the Planning Board's review of the Applicant's proposed site plan layout, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

**WHEREAS**, on June 25, 2008 the Town of New Windsor Planning Board waived the public hearing on the application for site plan amendment approval; and

**WHEREAS**, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal Law § 239-m, and OCDP responded on June 27, 2008 recommending local determination; and

**WHEREAS**, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and



**WHEREAS**, the applicant has submitted a proposed site plan consisting of one sheet, prepared by Shaw Engineering Consulting Engineers dated June 5, 2005, with no revisions; and

**WHEREAS**, the Planning Board has determined that the Proposed Action minimizes or avoids significant environmental impacts and, therefore, the accompanying Negative Declaration is hereby adopted as part of the approval of site plan amendment.

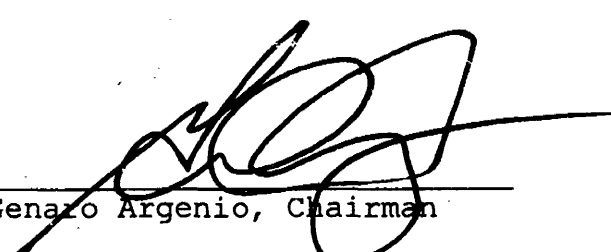
**NOW, THEREFORE**, be it resolved as follows:

1. The Planning Board is lead agency for an uncoordinated review of this action;
2. This is an Unlisted Action for SEQRA purposes;
3. The EAF submitted by the applicant has been fully reviewed and considered by the Planning Board;
4. Having reviewed with due care and diligence the EAF submitted by the applicant, the application herein and all pertinent documentation, it is determined that the proposed action will not have, nor does it include, the potential for significant adverse environmental impacts;
5. The Planning Board hereby adopts the SEQRA "Negative Declaration" annexed hereto.

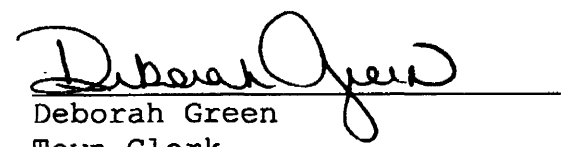
Upon motion made by Member Van Leeuwen, seconded by Member Schlesinger, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher	<u>Aye</u>	Nay	Abstain	Absent
Member, Howard Brown	<u>Aye</u>	Nay	Abstain	Absent
Member, Neil Schlesinger	<u>Aye</u>	Nay	Abstain	Absent
Member, Henry Vanleeuwen	<u>Aye</u>	Nay	Abstain	Absent
Chairman, Genaro Argenio	<u>Aye</u>	Nay	Abstain	Absent
- - -				
Alternate, Henry Schieble	Aye	Nay	Abstain	Absent

Dated: July 9, 2008  
New Windsor, New York

  
\_\_\_\_\_  
Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 29<sup>th</sup> day  
of July —, 2008.

  
\_\_\_\_\_  
Deborah Green  
Town Clerk

**TOWN OF NEW WINDSOR PLANNING BOARD  
COUNTY OF ORANGE**

**NEGATIVE DECLARATION**

K.W.G. Realty Corp.  
PB # 08-08

PLEASE TAKE NOTICE that, according to the provisions of Article 8 of the Environmental Conservation Law and the New York Code of Rules and Regulations Part 617, the Town of New Windsor Planning Board has adopted a Negative Declaration for the project named below. The Planning Board is serving as Lead Agency for this Unlisted Action, for an uncoordinated review of this Unlisted Action.

Name of Project: K.W.G. Realty Corp. Site Plan Amendment  
Action Type: Unlisted Action; uncoordinated Review  
Location: New York State Route 32 (Windsor Highway)  
Tax Map Parcel: Section 9, Block 1, Lot 23.1

**Summary of Action:**

The action involves a request for site plan amendment approval for improvements to an existing bus service facility.

**Reasons Supporting the Negative Declaration:**

Based on its consideration of the available information, the Planning Board finds there would be no significant adverse environmental effects associated with granting site plan amendment approval for improvements to the existing bus service facility. With respect to traffic patterns, traffic safety and emergency access, the proposed project will have access to New York State Route 32. With respect to water and sewer resources, the facility will be served by public water and sewer. The site does not constitute significant habitat area for flora or fauna. The site is zoned for commercial use, and it is surrounded by other existing commercial uses, and will not have any impact on any cultural resource. The proposed site plan is considered to comply with all currently existing zoning requirements and municipal plans for the Town of New Windsor, and is consistent with the community character. Visual impacts, traffic, solid waste generation, energy consumption, nor public service demands would be significant or excessive for the development associated with this proposed site plan. No other potentially significant harmful environmental impacts are identified.

Date of Adoption of Negative Declaration: July 9, 2008

Agency Address: Town of New Windsor Planning Board  
Town Hall – 555 Union Avenue  
New Windsor, New York 12553  
Tel. (845) 563-4615

Contact Person: Genaro Argenio, Planning Board Chairman

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/22/2008

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 8-8

NAME: KWG REALTY - NEW WASH BAY TO BUS OFFICE

APPLICANT: KWG REALTY CORP

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/09/2008	P.B. APPEARANCE	ND: APPR COND
06/25/2008	P.B. APPEARANCE	LA; WVE PH; RETURN . BEEN REFERRED TO OC PLANNING - HAND DELIVERED - RETURN TO PB . 7-9-08
06/04/2008	WORKSHOP	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/22/2008

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 8-8

NAME: KWG REALTY - NEW WASH BAY TO BUS OFFICE  
APPLICANT: KWG REALTY CORP

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	06/09/0808	EAF SUBMITTED	06/09/2008	WITH APPLIC
ORIG	06/09/0808	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	06/09/0808	LEAD AGENCY DECLARED	06/25/2008	TOOK LA
ORIG	06/09/0808	DECLARATION (POS/NEG)	07/09/2008	DEC NEG DEC
ORIG	06/09/0808	SCHEDULE PUBLIC HEARING	/ /	
ORIG	06/09/0808	PUBLIC HEARING HELD	/ /	
ORIG	06/09/0808	WAIVE PUBLIC HEARING	06/25/2008	WAIVED PH
ORIG	06/09/0808	FINAL PUBLIC HEARING	/ /	
ORIG	06/09/0808	PRELIMINARY APPROVAL	/ /	
ORIG	06/09/0808	LEAD AGENCY LETTER SENT	/ /	

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDS

TASK: 8- 8

FOR ALL WORK ON FILE:

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
8-8	370767	06/05/08	TIME	MJE	WS	GALLAGHER TRUCK S/P	124.00	0.40	49.60			
8-8	374456	06/23/08	TIME	MJE	MR	KWG SITE PLAN	124.00	0.40	49.60			
8-8	374457	06/23/08	TIME	MJE	MR	OCDF REF/EMC MM	124.00	0.40	49.60			
8-8	374439	06/24/08	TIME	MJE	MC	RVW APP/COMM W/PB CH	124.00	0.20	24.80			
8-8	374462	06/24/08	TIME	MJE	MR	KWG SITE PLAN	124.00	0.40	49.60			
8-8	374444	06/25/08	TIME	MJE	MM	KWG S/P	124.00	0.40	49.60			
8-8	375832	07/07/08	TIME	MJE	MR	KWG S/P AM	124.00	0.50	62.00			
8-8	375847	07/08/08	TIME	MJE	MC	REV KWG W/GA	124.00	0.20	24.80			
8-8	375577	07/09/08	TIME	MJE	MM	KWG S/P Am. APPL	124.00	0.10	12.40			
8-8	375855	07/09/08	TIME	MJE	MR	KWG S/P AM	124.00	0.10	12.40			
8-8	375865	07/09/08	TIME	MJE	MM	KWG S/P-MTG	124.00	0.30	37.20			
									421.60			
8-8	377913	07/23/08				BILL 08-1971					-421.60	
											-421.60	
8-8	403154					PD/CR 08-1971 PD 08/07/08			421.60			
8-8	383527	08/20/08	TIME	MJE	MC	KWG S/P COST EST	124.00	0.30	37.20			
8-8	384324	08/27/08	TIME	JRS	MR	CARWASH EXP BOND RVW	124.00	0.50	62.00			
8-8	384859	08/27/08	TIME	MJE	MC	GALLAGHER COST EST	124.00	0.20	24.80			
8-8	384860	08/28/08	TIME	MJE	MC	GALLAGHER S/P BOND	124.00	0.50	62.00			
									607.60		-421.60	186.00
TASK TOTAL									607.60	0.00	-421.60	186.00
									607.60	0.00	-421.60	186.00
GRAND TOTAL									607.60	0.00	-421.60	186.00

Date	Received From/Paid To	Chet	Repts	General	Fees	Bld	Trust Activity	
Entry #	Explanation	Recd		Disbs		Inv#	Acc	Repts
12132	TOWN OF NEW WINDSOR							
6185912	KWG REALTY SITE PLAN PB# 08-08							
Jun 23/2008	Lawyer: DRC 0.30 Hrs X 175.00				52.50	8296		Resp Lawyer: JAL
157384	REVIEW APPLICATION MATERIALS							
Jun 23/2008	Lawyer: DRC 0.10 Hrs X 175.00				17.50	8296		
157385	REVIEW M EDSALL'S COMMENTS PB# 08-08							
Jun 25/2008	Lawyer: DRC 0.20 Hrs X 175.00				35.00	8296		
156427	ATTEND PLANNING BOARD MEETING							
Jul 9/2008	Lawyer: DRC 0.50 Hrs X 175.00				87.50	8831		
162538	PREPARE RESOLUTIONS ADOPTING AND NEG DEC AND SHANTING SITE PLAN APPROVAL							
Jul 9/2008	Lawyer: DRC 0.20 Hrs X 175.00				35.00	8831		
162546	ATTEND PLANNING BOARD MEETING							
Jul 9/2008	Lawyer: DRC 0.10 Hrs X 175.00				17.50	8831		
162547	REVIEW OCPD'S 239 REPORT							
Jul 9/2008	Lawyer: DRC 0.10 Hrs X 175.00				17.50	8831		
162721	REVIEW MARK EDSALL'S COMMENTS							
Jul 16/2008	Billing on Invoice 8296			0.00		8296		
161381	FEES 105.00							
Jul 25/2008	TOWN OF NEW WINDSOR	014219	105.00					
164626	PMT - PAYMENT ON ACCOUNT							
Aug 20/2008	Billing on Invoice 8831			0.00		8831		
170201	FEES 157.50							

TOTALS	CHE	UNBILLED	FEES	TOTAL	DISBS	BILLED	TAX	RECEIPTS	BALANCES	TRUST
PERIOD	0.00	RECOV	0.00	0.00	0.00	FEES	0.00	105.00	A/R	0.00
END DATE	0.00	0.00	0.00	0.00	0.00	262.50	0.00	105.00	157.50	0.00

FIRM TOTAL	CHE	UNBILLED	FEES	TOTAL	DISBS	BILLED	TAX	RECEIPTS	BALANCES	TRUST
PERIOD	0.00	RECOV	0.00	0.00	0.00	FEES	0.00	105.00	A/R	0.00
END DATE	0.00	0.00	0.00	0.00	0.00	262.50	0.00	105.00	157.50	0.00

## REPORT SELECTIONS - Client Ledger

Layout Template

Requested by

Finished

Ver

Matters

Clients

Major Clients

Client Intro Lawyer

Matter Intro Lawyer

Responsible Lawyer

Assigned Lawyer

Type of Law

Select From

Matters Sort by

New Page for Each Lawyer

New Page for Each Matter

No Activity Date

Firm Totals Only

Totals Only

Entries Shown - Billed Only

Entries Shown - Disbursements

Entries Shown - Receipts

Entries Shown - Time or Fees

Entries Shown - Trust

Incl. Matters with Retainer Bal

Incl. Matters with Neg Unbld Disb

Trust Account

Working Lawyer

Include Corrected Entries

Show Check # on Paid Payables

Show Client Address

Consolidate Payments

Show Trust Summary by Account

Default

Rose Thoma

Monday, September 08, 2008 at 11:51:27 AM

8.20c

6185912

All

All

All

All

All

All

All

Active, Inactive Matters

Default

No

No

Dec 31/2199

No

No

No

Yes

Yes

Yes

Yes

No

No

All

All

No

No

No

No

No

K.W.G.\_REALTY\_(08-08)

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MR. ARGENIO: Site plan amendment on New York State Route 32. This application proposes 3,648 square foot vehicle wash bay and a gravel vehicle parking some additional paved parking and drive are also proposed. Mr. Shaw, are you here to represent this?

MR. SHAW: Yes.

MR. ARGENIO: What do you have, Mr. Shaw?

MR. SHAW: Gallagher Transportation Center on Windsor Highway adjacent to the City of Newburgh line, we've had many applications before this board over the years, I probably go back with this piece at least 15 years. But what we're requesting tonight is to allow an addition to the existing bus office and bus repair center at the furthest southerly portion of the site. You'll see that it's 3,648 square feet and it's in addition to an existing building. In the existing building we have office space, we have a repair center for the buses. Very simply what we want to do is to construct a wash bay addition just simply to wash the buses. Indicated on this plan is the area where the school buses are parked and also where the Coach buses are parked, we're requesting an addition to putting macadam pavement around the building, put in a leveling course of Item 4 just to smooth out some of the ruts in this area so it's a very simple application, we have more than enough parking.

MR. ARGENIO: Fill in the potholes is the leveling?

MR. SHAW: Yes.

MR. ARGENIO: Greg, on the right side of your drawing there's an area that comes down to the railroad that you're also including in your Item 4 application, what's going on there? It's well outside the parking



area.

MR. SHAW: This over here?

MR. ARGENIO: Yeah.

MR. SHAW: This is the edge.

MR. ARGENIO: You're just trying to match in the pavement into the property line?

MR. SHAW: This is really just a dusty surface we're trying to make less dusty.

MR. ARGENIO: Mark or Michael, what does our code say about dust free surfaces and things of that nature, do you know or Mark?

MR. EDSALL: Any required parking has to be paved finished surface. The only other reference I believe to dust generating operations is when it becomes a nuisance. I don't know that overflow parking for storage has any specific requirement.

MR. ARGENIO: How do we, Dominic or Mark, is there any technical issue here with the fact that some of this work falls over into the City of Newburgh?

MR. VAN LEEUWEN: They're going to have to get planning board approval from the City of Newburgh I'm sure.

MR. ARGENIO: That could be, it's not a problem but it's--

MR. SHAW: Well, that's existing, excuse me, we have an existing concrete curb which is presently in which extends over the approximate city line and I use that word very carefully, again if it's taken off the tax map location and this is where the buses presently park so we're not asking for any improvements in this area

other than this very small triangle to put down some Item 4.

MR. ARGENIO: I agree with you, all right, let's not get into minutia.

MR. EDSALL: I would put in the record that would be maintenance the Item 4 leveling would seem to be maintenance that's not part of this proposal.

MR. CORDISCO: Typically, site plan approval is triggered from new construction.

MR. ARGENIO: Okay, don't need to be beaten to the ground tonight, if somebody sees fit, I'll accept a motion that we take lead agency.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare itself lead agency for the K.W.G. Realty.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Mr. Gallagher, this application is, I'm sure Greg explained to you falls within 500 feet of Route 32. As such, we're required by law to refer to county so it's typically not a very laborious process but it's long.

MR. F. GALLAGHER: Mr. Edsall, has that been referred?

MR. ARGENIO: One second, just give Franny your name.

MR. GALLAGHER: Frank Gallagher.

MR. ARGENIO: Myra, what's the status?

MS. MASON: It's been sent.

MR. F. GALLAGHER: Okay, but just recently.

MS. MASON: Within the week.

MR. F. GALLAGHER: Okay.

MR. ARGENIO: Greg, what about your area disturbance?

MR. SHAW: We're under an acre.

MR. ARGENIO: You are?

MR. SHAW: Yeah, this existing curb line if you can follow this this presently exists, this edge of paving, this retaining wall all exists when the building was built, this area was re-graded and improved. What we're looking to do is to construct an addition of about 3,600 square feet, put in the macadam pavement around the three sides and all that tends towards disturbance but I wouldn't think the leveling course on the balance of the property would count towards disturbance because we're not going to be regrading it.

MR. ARGENIO: I agree unless somebody feels differently I think that's a reasonable statement. Neil or Howard? I'm going to, you guys this think about the public hearing, I'm going to go around the room a bit and in a moment bear in mind that the back of this property is Snake Hill, there's a little strip that's a few hundred feet wide that Central Hudson owns.

MR. VAN LEEUWEN: It's 150 feet wide.

MR. ARGENIO: They use that for power lines there to the left is that shack that Casey Manns has had for years, motorcycle dealership or something?

MR. VAN LEEUWEN: He's even got a trailer.

MR. ARGENIO: On Gallagher's property, yes, I see it and to the right is the Miron, the former Miron facility which has been abandoned for many years. So let that be guided by that information. How about the public hearing?

MR. SCHLESINGER: Not necessary.

MR. BROWN: I don't think so.

MR. GALLAGHER: Waive it.

MR. VAN LEEUWEN: Waive it.

MR. ARGENIO: I'll accept a motion.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board waive the public hearing for K.W.G. site plan. Roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

June 25, 2008

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MR. ARGENIO: Greg, where do you want to go? Anything else?

MR. SHAW: To the July 9th meeting.

MR. ARGENIO: Fine, get yourself together and we'll do it.

MR. SHAW: We're hoping to now that the referral is out to the county--

MR. ARGENIO: Do we have a meeting on July 9th?

MS. MASON: We do but that's less than 30 days.

MR. SHAW: Subject to getting our hands on the letter from the county. The burden will lie with us to do that.

MR. ARGENIO: Okay, Mr. Shaw, thank you.

MR. SHAW: Thank you.



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

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WRITERS EMAIL: [MJE@MHEPC.COM](mailto:MJE@MHEPC.COM)



**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** KWG REALTY CORP SITE PLAN AMMENDMENT  
**PROJECT LOCATION:** NYS RT. 32 (WINDSOR HIGHWAY)  
SECTION 9 - BLOCK 1 - LOT 23.1  
**PROJECT NUMBER:** 08-08  
**DATE:** 25 JUNE 2008  
**DESCRIPTION:** THE APPLICATION PROPOSES A 3648 SF VEHICLE WASH BAY AND  
A GRAVEL VEHICLE PARKING AREA. SOME ADDITIONAL PAVED  
PARKING AND DRIVE ARE ALSO PROPOSED.

1. The application involves an existing transportation (bus) service facility which proposes to construct a vehicle wash bay for the vehicles associated with the current operation. As well, they propose to install an "Item 4" leveling course to develop bus parking on the north side of the site. The plan also proposes to pave some additional parking area, and pave the area around the existing building.

The application seems minor in nature. My only question is the excess gravel area being installed to the north of the "Existing Truck Sales & Repair" building. No use is designated, why is this area being developed as a gravel area?

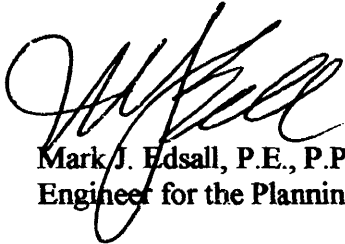
2. To my knowledge, there are no other Involved Agencies for this application. As such, the Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
3. As per New York State General Municipal Law (GML 239), this plan was referred to the OCPD for review. A response is pending.

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4. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan Amendment, per its discretionary judgment under Paragraph 300-86 (C) of the Town Zoning Local Law.
5. The applicant's professional should determine the area of disturbance (in acres) related to the project, such that a determination can be made as to the submittal requirements of the Stormwater Pollution Prevention regulations.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

MJE/st  
NW08-08-25June08.doc

July 9, 2008

14

REGULAR\_ITEMS:

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K.W.G.\_REALTY\_(08-08)

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MR. ARGENIO: This application proposes 3,648 square feet vehicle wash bay and gravel parking area, some additional paved parking and drive are also proposed. The application was previously reviewed at the 25 June, 2008 planning board meeting.

(Whereupon, a man from the audience approached the board.)

MR. CORDISCO: We're not authorized to accept any kind of documents at the meeting. If you want to file a formal petition, you're entitled to do that.

MR. ARGENIO: Believe me, the time for the public hearing was open, Mr. Braun certainly found a place to park, the police officer, I watched the police officer move the cone for him with his wife's assistance, I think, I won't be interrupted, he told the police officer he was here for the meeting, he found his way in, Mr. Bedetti found his way in. All the other engineers and professionals all found their way in so thank you very much. You can take this and there's, I'm sure there's a vehicle, a legal vehicle that you can follow to file whatever you need to file and I certainly appreciate you coming in and I'm sorry you didn't have the opportunity to speak, sir.

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. ARGENIO: I see Mr. Shaw is here to represent K.W.G. Realty, what do you have tonight, Mr. Shaw?

MR. SHAW: Thank you. I was before the board last month on this application which is for the construction of a 3,600 square foot wash bay to the existing bus



repair center of the Leprechaun Companies which is located on the Gallagher Transportation parcel which is on the northerly boundary of the City of Newburgh. I'm sure the board's familiar with this parcel. Very simply this is where the existing building is located and we present, it's an 8,550 square foot structure a half of which is used for office, the other half is used for the repair of the buses, the Leprechaun Companies and with that the Gallaghers wish to construct a new wash bay with the dimensions of 32 feet wide by 114 feet long. With respect to your zoning ordinance, we comply with all aspects, the parking we have had to generate an additional 5 parking spaces over in this area, presently surrounding this site is just a dirt surface, our intention is to pave it and reshape it for storm water purposes. This balance of the area to the north that's where the Coach is, Coach presently park both school buses and the Coach buses, no site improvements are contemplated, no grading is contemplated, just strictly spreading some Item 4 to get a better surface for the vehicles to ride on and the final improvement is going to be the expansion of the water main into the building, excuse me, the water main presently goes to the building, the extension of that into the wash bay addition and the installation of an oil water separator again for the wash bay of the buses before it ties into the town sanitary sewer system. It's a simple application, you referred it out to the county after last month's meeting, I believe you have a response to that.

MR. ARGENIO: Local determination is their response.

MR. SHAW: Correct, so I think we have tied down all the loose ends on this application. We meet the zoning and again it's just an addition to construct a wash bay.

MR. ARGENIO: I have couple of things briefly, we do have an approval from fire, Greg, one question maybe

July 9, 2008

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I'll put this towards Mark on the oil water separator/steaming it, I assume it's a steaming device, they steam clean buses and things of that nature, the discharge of that is into the town sewer, is that right?

MR. EDSALL: Correct.

MR. ARGENIO: No additional permitting is required?

MR. EDSALL: When they apply for the permit the building department will coordinate with John Agido, the town has a pre-treatment plan and they'll review the oil water separator for compliance with the town's plan and we move on.

MR. ARGENIO: So we're looking at site amendments basically and that type of thing is handled by the building department and Mr. Agido?

MR. EDSALL: Yes, exactly.

MR. VAN LEEUWEN: Is the water being recycled?

MR. SHAW: With me is Mr. Gallagher, maybe he can answer that question.

MR. F. GALLAGHER: No.

MR. VAN LEEUWEN: Fresh water all the time?

MR. F. GALLAGHER: Yes.

MR. VAN LEEUWEN: That's going to be expensive but you can afford it, Frank.

MR. ARGENIO: Henry, you bring up a good point and not, I don't think for this application but cause we don't typically have a lot of applications that have this type of recycling water, recycling package, I know the

car washes do do the water recycling but we don't have a lot of people applying to put separators in but that's something we might want to consider for the future if the frequency increases.

MR. VAN LEEUWEN: I asked last time.

MR. ARGENIO: The car washes do do it. Before you were here on the board under your current, under the current package we approved Foam and Wash and they do do recycling with their water. Does anybody have anything on this?

MR. SCHLESINGER: The only thing is with the, I'm sure you said the building department will take care of it, but washing a bus entails washing the engine and grease and gunk and things like that, just hope that it's addressed properly.

MR. ARGENIO: I will share this with you, we have the similar thing the United Rentals, I have a similar package at my facility and that separator will be monitored by the DEC, I believe, I'm not positive of this but you have to get a number for it and it's filed with the DEC. I don't know what their frequency of inspection is but I know they have inspected our facility right across the street from Mr. Gallagher's to determine if our separator was working or not, so I don't know if that helps answer your question.

MR. VAN LEEUWEN: My old business we had a separator and I will tell you something we have never been checked never.

MR. ARGENIO: They checked us, Henry, probably twice in the past five years.

MR. VAN LEEUWEN: They have never checked us, we've had it 20 years already.

July 9, 2008

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MR. ARGENIO: It's a new DEC, is it not, Mr. Cordisco?

MR. CORDISCO: It certainly is.

MR. ARGENIO: Howard, do you have anything?

MR. BROWN: No.

MR. GALLAGHER: No.

MR. ARGENIO: If anybody sees fit, I'll accept a motion we declare a negative dec under SEQRA.

MR. VAN LEEUWEN: So moved.

MR. SCHLESINGER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare a negative dec under the SEQRA process. I'll have a roll call on that.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: If anybody has anything else, I will accept a motion.

MR. VAN LEEUWEN: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that we offer final approval for the K.W.G. Realty Corporation site plan amendment on New York State Route 32. Roll

July 9, 2008

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call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE



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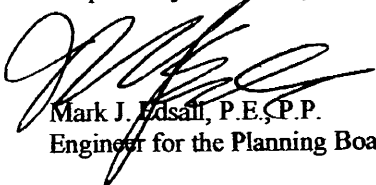


**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** KWG REALTY CORP SITE PLAN AMMENDMENT  
**PROJECT LOCATION:** NYS RT. 32 (WINDSOR HIGHWAY)  
SECTION 9 - BLOCK 1 - LOT 23.1  
**PROJECT NUMBER:** 08-08  
**DATE:** 9 JULY 2008  
**DESCRIPTION:** THE APPLICATION PROPOSES A 3648 SF VEHICLE WASH BAY AND A GRAVEL VEHICLE PARKING AREA. SOME ADDITIONAL PAVED PARKING AND DRIVE ARE ALSO PROPOSED. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 25 JUNE 2008 PLANNING BOARD MEETING.

1. The application involves an existing transportation (bus) service facility which proposes to construct a vehicle wash bay for the vehicles associated with the current operation. As well, they propose to install an "Item 4" leveling course to develop bus parking on the north side of the site. The plan also proposes to pave some additional parking area, and pave the area around the existing building. As I previously noted, the application seems minor in nature.
2. As per New York State General Municipal Law (GML 239), this plan was referred to the OCPD for review. A "Local Determination" response was received dated 6-27-08.
3. The Planning Board assumed Lead Agency on 6-25-08. The Board may wish to classify this action as an "unlisted action" under SEQRA, and consider a "negative declaration" of environmental significance, based on the information presented and reviewed.
4. The Planning Board waived the public hearing on 6-25-08. I am aware of no outstanding procedural issues for this application, other than the standard requirement that a site improvement estimate be submitted per Chapter 137 of the code.

Respectfully Submitted,

  
Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

MJE/st NW08-08-09July08.doc

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PROJECT: KWG Realty P.B. # 08-08

**NEGATIVE DEC:**

M) V S) Schl VOTE: A 5 N 0  
CARRIED: Y ✓ N    

**PUBLIC HEARING:**      **WAIVED:**\_\_\_\_\_ **CLOSED:**\_\_\_\_\_ **FINAL:**\_\_\_\_\_

M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ SCHEDULE P.H.: Y \_\_\_\_\_ N \_\_\_\_\_

SEND TO O.C. PLANNING: Y\_\_\_\_\_ RETURN TO WORK SHOP: Y\_\_\_N\_\_\_\_\_

SEND TO DEPT. OF TRANS: Y\_\_\_ REFER TO Z.B.A.: M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_

CONCEPTUAL: \_\_\_\_\_ PRELIMINARY: \_\_\_\_\_ COND. FINAL: ☒ FINAL: ☐

M) VS Gal VOTE: A 5 N 0 APPROVED: 7/9/08

NEED NEW PLANS: Y N

**CONDITIONS – NOTES:**

Oil water separator will be used - To be approved by Camo

MEETING DATE:

PLANNING BOARD  
TOWN OF NEW WINDSOR

AG OP: 06/19/2008

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 8-8

NAME: KWG REALTY - NEW WASH BAY TO BUS OFFICE  
APPLICANT: KWG REALTY CORP

DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/09/2008	REC. CK. #1271	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

*Received Payment 7-2-08*

P.B. 08-08 ESCROW

1271

*Show Enc 561-3695*  
K. W. G. REALTY CORP

P.O. BOX 2628  
NEWBURGH, NY 12550

DATE *May 20, 2008*

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220 3826

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ORDER OF

*Town of New Windsor*

\$ *750.00*

*THE SUM 750.00*

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# **Town of New Windsor**

555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

## **RECEIPT #323-2008**

06/12/2008

KWG Realty Corp  
P O Box 2628  
Newburgh, NY 12550

Received \$ 125.00 for Planning Board Fees, on 06/12/2008. Thank you  
for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk

*PB# 08-08 application fee*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/09/2008

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 8-8

NAME: KWG REALTY - NEW WASH BAY TO BUS OFFICE  
APPLICANT: KWG REALTY CORP

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	06/09/2008	MUNICIPAL HIGHWAY	/ /	
ORIG	06/09/2008	MUNICIPAL WATER	/ /	
ORIG	06/09/2008	MUNICIPAL SEWER	/ /	
ORIG	06/09/2008	MUNICIPAL FIRE	06/24/2008	APPROVED
ORIG	06/09/2008	NYS DOT	/ /	
ORIG	06/09/2008	E911	/ /	
ORIG	06/09/2008	O.C. PLANNING	/ /	
ORIG	06/09/2008	O.C. HEALTH DEPT.	/ /	
ORIG	06/09/2008	INFRASTRUCTURE COMM	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/09/2008

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 8-8

NAME: KWG REALTY - NEW WASH BAY TO BUS OFFICE  
APPLICANT: KWG REALTY CORP

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	06/09/0808	EAF SUBMITTED	06/09/2008	WITH APPLIC
ORIG	06/09/0808	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	06/09/0808	LEAD AGENCY DECLARED	/ /	
ORIG	06/09/0808	DECLARATION (POS/NEG)	/ /	
ORIG	06/09/0808	SCHEDULE PUBLIC HEARING	/ /	
ORIG	06/09/0808	PUBLIC HEARING HELD	/ /	
ORIG	06/09/0808	WAIVE PUBLIC HEARING	06/25/2008	WAIVED PH
ORIG	06/09/0808	FINAL PUBLIC HEARING	/ /	
ORIG	06/09/0808	PRELIMINARY APPROVAL	/ /	
ORIG	06/09/0808	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/09/2008

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
0 [Disap, Appr]

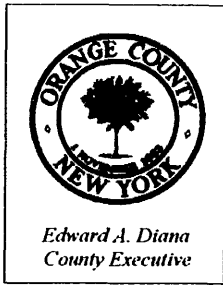
FOR PROJECT NUMBER: 8-8

NAME: KWG REALTY - NEW WASH BAY TO BUS OFFICE  
APPLICANT: KWG REALTY CORP

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

06/25/2008 P.B. APPEARANCE LA; WVE PH; RETURN  
. BEEN REFERRED TO OC PLANNING - HAND DELIVERED - RETURN TO PB  
. 7-9-08

06/04/2008 WORKSHOP SUBMIT



P.B. 08-08 7/8/08 cc: M.E. D.C.  
**ORANGE COUNTY DEPARTMENT OF PLANNING**

**DAVID CHURCH, AICP**  
COMMISSIONER

[www.orangecountygov.com/planning](http://www.orangecountygov.com/planning)  
[planning@orangecountygov.com](mailto:planning@orangecountygov.com)

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FAX: (845) 291-2533

**County Reply – Mandatory Review of Local Planning Action  
as per NYS General Municipal Law §239-l, m, & n**

**Local Referring Board:** Town of New Windsor

**Applicant:** KWG Realty Corp.

**Project Name:** KWG Realty Site Plan Amendment

**Proposed Action:** Site Plan = Construction of new wash bay for existing bus service and repair facility

**Reason for County Review:** Within 500 Feet of NYS Route 32 and within 500 feet of the municipal border between the Town of New Windsor and the City of Newburgh

**Date of Full Statement:** June 26, 2008

**Referral ID #:** NWT17-08M

**Tax Map #:** S: 9 B: 1 L: 23.1

**Local File #:** 08-08

**Comments:**

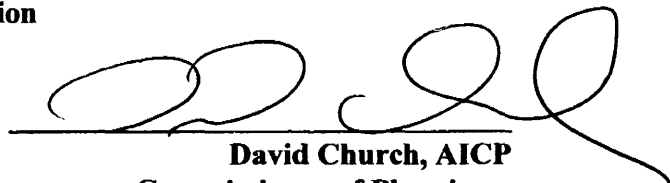
The Department has received the above referenced Site Plan and has found no evidence that significant intermunicipal or countywide impacts would result from its approval. We would like to include the following as advisory comments:

1. The proposed site plan amendment appears to be consistent with the County Comprehensive Plan and local laws.
2. Having no further comments, from a County perspective, the department recommends that the Planning Board proceed with its review process

**County Recommendation: Local Determination**

**Date:** June 27, 2008

**Prepared by:** Todd Cohen



**David Church, AICP**  
Commissioner of Planning

As per NYS General Municipal Law 239-m & n, within 30 days of municipal final action on the above referred project, the referring board must file a report of the final action taken with the County Planning Department. For such filing, please use the final action report form attached to this review or available on-line at [www.orangecountygov.com/planning](http://www.orangecountygov.com/planning).



## REPORT OF FINAL LOCAL ACTION

**To: Orange County Department of Planning**  
**124 Main Street**  
**Goshen, NY 10924**

**From:**

**Date:**

**Subject: GML 239 Referral ID# NWT17-08M**  
**Name of project: KWG Realty SP**

As stated in Section 239 of the General Municipal Law of the State of New York State, within thirty days of taking final action in regard to a required referral to the Orange County Planning Department, the local referring agency shall file a report as to the final action taken. In regard to the proposed action described above, the following final action was taken:

\_\_\_\_\_ Our local board **approved** this action on \_\_\_\_\_.

\_\_\_\_\_ Our local board **approved** this action **with modifications** on \_\_\_\_\_.  
Briefly, the modifications consisted of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Our local board **disapproved** this action on \_\_\_\_\_.  
Briefly, the reasons for disapproving this action were:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ The proposal was **withdrawn**.

Additional space for comments on actions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



RESULTS OF P.B. MEETING OF: June 25, 2008

PROJECT: KWG Realty P.B. # 08-08

**LEAD AGENCY:**

AUTHORIZE COORD. LETTER: Y\_\_\_\_N\_\_\_\_  
TAKE LEAD AGENCY: Y ☒ N\_\_\_\_

**NEGATIVE DEC:**

M)\_\_\_\_S)\_\_\_\_VOTE: A\_\_\_\_N\_\_\_\_  
CARRIED: Y N

M) V S) Schle VOTE: A 5 N 0  
CARRIED: Y ✓ N

**PUBLIC HEARING:**                      **WAIVED:**       ✓                            **CLOSED:**                                         **FINAL:**                   

M) V S) Sabbles VOTE: A 5 N 0 SCHEDULE P.H.: Y      N ✓

SEND TO O.C. PLANNING: Y\_\_\_ RETURN TO WORK SHOP: Y N

SEND TO DEPT. OF TRANS: Y\_\_\_ REFER TO Z.B.A.: M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_

**APPROVAL:**

CONCEPTUAL: \_\_\_\_\_ PRELIMINARY: \_\_\_\_\_ COND. FINAL: \_\_\_\_\_ FINAL \_\_\_\_\_

M)      S)      VOTE: A      N      APPROVED:                     

NEED NEW PLANS: Y N

**CONDITIONS – NOTES:**

Been referred to County

Put on July 9th

MEETING DATE: June 25, 2008

June 25, 2008

**FIRE INSPECTOR'S  
INTER-OFFICE CORRESPONDENCE**

**TO:** Genaro Argenio, Planning Board Chairman

**FROM:** Francis Bedetti, Asst. Fire Inspector

**SUBJECT:** PB-08-08  
100 Leprechaun Lane  
SBL: 9-1-23.1

**DATE:** June 25, 2008

**Fire Prevention Reference Number: FPS-08-021**

A review of the above referenced site plan has been conducted and is approved.



**Orange County Department of Planning**  
Application for Mandatory County Review of Local Planning Action  
(Variances, Zone Changes, Special Permits, Subdivisions)

To be completed by Local Board having jurisdiction.  
To be signed by Local Official.

MUNICIPALITY: T/New Windsor

TAX MAP ID: 9-1-23.1  
(Section-Block-Lot)

Local File #: 08-08  
Please refer to this number in any correspondence.

Project Name: KWG Realty Site Plan Amendment

Applicant: KWG Realty Corp  
Address: P.O. Box 2628, Newburgh, NY 12550

Send Copy of Letter to Applicant: (check one)  
Yes ☒ No ☐

Attorney, Engineer, Architect: Shaw Engineering , 744 Broadway, Newburgh, NY 12550

Location of Site: West side of NYS Rt 32 (Windsor Highway), just south of city line  
(Street, highway, nearest intersection)

Size of Parcel: 10.68 A

Existing Lots: 1

Proposed Lots/Units: 1

Present Zoning District: C

**TYPE OF REVIEW:**

- ☒ Site Plan (SP): Amendment to add vehicle wash bay, some pavement and gravel bus parking
- ☐ Special Use Permit\* (SUP) \_\_\_\_\_
- ☐ Variance\*      USE (UV): \_\_\_\_\_  
                                 AREA (AV): \_\_\_\_\_
- ☐ Zoning District Change\* From: \_\_\_\_\_ To: \_\_\_\_\_
- ☐ Zoning Amendment To Section: \_\_\_\_\_
- ☐ Subdivision: Major \_\_\_\_\_ Minor \_\_\_\_\_
- ☐ Sketch      ☐ Preliminary      ☐ Final (Please indicate stage)
- ☐ Other Comments: \_\_\_\_\_

Date: 06-23-08

\_\_\_\_\_  
Signature

Mark J. Edsall, P.E., P.P.  
Engineer for the Planning Board

\* Cite Section of Zoning Regulations where pertinent.

\_\_\_\_\_  
**FOR COUNTY USE ONLY**

County ID# \_\_\_\_\_

GML 239 Referral Guide – 02/27/2007

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change \_\_\_\_\_ Site Plan ☒ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 9 Block 1 Lot 23.1

**BUILDING DEPARTMENT REFERRAL NUMBER** \_\_\_\_\_ - \_\_\_\_\_

1. Name of Project New Wash Bay to the Bus Office & Bus Repair Center

2. Owner of Record K.W.G. Realty Corp. Phone 565-7900

Address: P.O. Box 2628 Newburgh NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant K.W.G. Realty Corp. Phone 565-7900

Address: P.O. Box 2628 Newburgh NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3696

Address: 744 Broadway Newburgh NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_

Address: \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Gregory J. Shaw, P.E. 561-3695 561-3027  
(Name) (Phone) (fax)

7. Project Location: On the West side of Windsor Highway  
(Direction) (Street)

8. Project Data: Acreage 10.68 Zone C School Dist. Newburgh Enlarged

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No \_\_\_\_\_

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) \_\_\_\_\_  
The construction of a 3,648 SF wash bay addition to the  
existing Bus Office & Bus Repair Center

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no \_\_\_\_\_

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no \_\_\_\_\_

**IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.**

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

X [Signature] -x. [Signature]  
(OWNER'S SIGNATURE)

X 20 DAY OF May 2008

\_\_\_\_\_  
(AGENT'S SIGNATURE)

\_\_\_\_\_  
Please Print Agent's Name as Signed

[Signature]  
NOTARY PUBLIC JAMIESON III  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01JA4676278  
\*\*\*\*\*  
\*\*\*\*\*  
TOWN USE ONLY Commission Expires Dec. 31, 2010

RECEIVED JUN - 9 2008

DATE APPLICATION RECEIVED

08-08

APPLICATION NUMBER

**AGENT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

it conducts business

K.W.G. Realty Corp., deposes and says that ~~he~~ resides  
(OWNER)

at 3522 Rt. 32 S. New Windsor, NY 12553 in the County of Orange  
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 9 Block 1 Lot 23.1)  
designation number (Sec.        Block        Lot       ) which is the premises described in  
the foregoing application and that he designates:

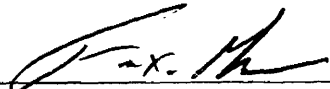
\_\_\_\_\_  
(Agent Name & Address)

Gregory J. Shaw P.E. 744 Broadway Newburgh, NY 12550  
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

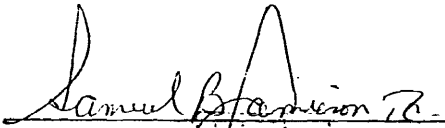
**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR  
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICHEVER IS SOONER.**

SWORN BEFORE ME THIS:

X \*\*   
Owner's Signature (MUST BE NOTARIZED)

X 20 DAY OF May 2008

\_\_\_\_\_  
Agent's Signature (If Applicable)

  
NOTARY PUBLIC  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01JA4676278  
Qualified in Orange County  
Commission Expires 01/01/2011

\_\_\_\_\_  
Professional Representative's Signature

**\*\* PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

**THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER**

# **TOWN OF NEW WINDSOR PLANNING BOARD**

## **SITE PLAN CHECKLIST**

### **ITEM**

1.     X     Site Plan Title
2.     X     Provide 4" wide X 2" high box (**IN THE LOWEST RIGHT CORNER OF THE PLAN**) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

**SAMPLE:**



3.     X     Applicant's Name(s)
4.     X     Applicant's Address
5.     X     Site Plan Preparer's Name
6.     X     Site Plan Preparer's Address
7.     X     Drawing Date
8.     X     Revision Dates
9.     X     Area Map Inset and Site Designation
10.     X     Properties within 500' of site
11.     X     Property Owners (Item #10)
12.     X     Plot Plan
13.     X     Scale (1" = 50' or lesser)
14.     X     Metes and Bounds
15.     X     Zoning Designation
16.     X     North Arrow
17.     X     Abutting Property Owners
18.     X     Existing Building Locations
19.     X     Existing Paved Areas
20.     X     Existing Vegetation
21.     X     Existing Access & Egress

## PROPOSED IMPROVEMENTS

- |     |                   |                                     |
|-----|-------------------|-------------------------------------|
| 22. | <u>    X    </u>  | Landscaping                         |
| 23. | <u>    X    </u>  | Exterior Lighting                   |
| 24. | <u>    X    </u>  | Screening                           |
| 25. | <u>    X    </u>  | Access & Egress                     |
| 26. | <u>    X    </u>  | Parking Areas                       |
| 27. | <u>    NA    </u> | Loading Areas                       |
| 28. | <u>    X    </u>  | Paving Details (Items 25 - 27)      |
| 29. | <u>    X    </u>  | Curbing Locations                   |
| 30. | <u>    X    </u>  | Curbing through section             |
| 31. | <u>    X    </u>  | Catch Basin Locations               |
| 32. | <u>    X    </u>  | Catch Basin Through Section         |
| 33. | <u>    X    </u>  | Storm Drainage                      |
| 34. | <u>    X    </u>  | Refuse Storage                      |
| 35. | <u>    NA    </u> | Other Outdoor Storage               |
| 36. | <u>    X    </u>  | Water Supply                        |
| 37. | <u>    NA    </u> | Sanitary Disposal System            |
| 38. | <u>    NA    </u> | Fire Hydrants                       |
| 39. | <u>    X    </u>  | Building Locations                  |
| 40. | <u>    X    </u>  | Building Setbacks                   |
| 41. | <u>    X    </u>  | Front Building Elevations           |
| 42. | <u>    X    </u>  | Divisions of Occupancy              |
| 43. | <u>    X    </u>  | Sign Details                        |
| 44. | <u>    X    </u>  | Bulk Table Inset                    |
| 45. | <u>    X    </u>  | Property Area (Nearest 100 sq. ft.) |
| 46. | <u>    X    </u>  | Building Coverage (sq. ft.)         |
| 47. | <u>    x    </u>  | Building Coverage (% of total area) |
| 48. | <u>    X    </u>  | Pavement Coverage (sq. ft.)         |
| 49. | <u>    X    </u>  | Pavement Coverage (% of total area) |
| 50. | <u>    X    </u>  | Open Space (sq. ft.)                |
| 51. | <u>    X    </u>  | Open Space (% of total area)        |
| 52. | <u>    X    </u>  | No. of parking spaces proposed      |
| 53. | <u>    X    </u>  | No. of parking spaces required      |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. NA A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

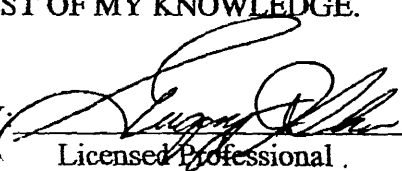
APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  5-15-2008  
Licensed Professional Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**PLEASE NOTE:**

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.**

PROJECT ID NUMBER

617.20

SEQR

APPENDIX C

STATE ENVIRONMENTAL QUALITY REVIEW

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

for UNLISTED ACTIONS Only

**PART 1 - PROJECT INFORMATION** (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR K.W.G. Realty Corp.	2. PROJECT NAME New Wash Bay to the Bus Office & Repair Center
3. PROJECT LOCATION: New Windsor, NY Municipality	Orange County
4. PRECISE LOCATION: Street Address and Road Intersections. Prominent landmarks etc - or provide map Located at the address of 3522 Route 32 S. (Windsor Highway). Approximately 700 feet South from the intersection of Windsor Highway and Ruscitti Road.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY:  The existing Bus Office and Bus Repair Center proposes to construct a New Wash Bay addition totalling 3,648 S.F.	
7. AMOUNT OF LAND AFFECTED: Initially 10.68 acres Ultimately 10.68 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input checked="" type="checkbox"/> Other (describe) C - Design Shopping	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant / Sponsor Name <u>K.W.G. Realty Corp.</u> Date: <u>May 23, 2008</u> Signature <u>[Signature]</u>	

If the action is a Coastal Area, and you are a state agency,  
complete the Coastal Assessment Form before proceeding with this assessment



**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

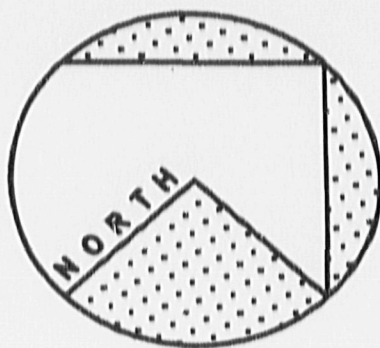
<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4?</b> If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING:</b> (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: <div style="border: 1px solid black; height: 20px; padding: 2px;">No.</div>	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: <div style="border: 1px solid black; height: 20px; padding: 2px;">No.</div>	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: <div style="border: 1px solid black; height: 20px; padding: 2px;">No.</div>	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: <div style="border: 1px solid black; height: 20px; padding: 2px;">No.</div>	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: <div style="border: 1px solid black; height: 20px; padding: 2px;">No.</div>	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: <div style="border: 1px solid black; height: 20px; padding: 2px;">No.</div>	
C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly: <div style="border: 1px solid black; height: 20px; padding: 2px;">No.</div>	
<b>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?</b> (If yes, explain briefly: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <div style="border: 1px solid black; height: 30px; width: 100%;"></div>	
<b>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> If yes explain: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <div style="border: 1px solid black; height: 30px; width: 100%;"></div>	

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide, on attachments as necessary, the reasons supporting this determination.	
Town of New Windsor Planning Board _____ Name of Lead Agency	5/23/2008 _____ Date
Mr. Genaro Argenio _____ Print or Type Name of Responsible Officer in Lead Agency	Chairman _____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (If different from responsible officer)





N/2 LANDS OF  
CENTRAL HUDSON  
GAS & ELECTRIC CORP.

N/2 LANDS OF  
CENTRAL HUDSON  
GAS & ELECTRIC CORP.

TAX MAP LOCATION  
CITY OF NEWBURGH  
TOWN OF NEW WINDSOR

N/2 LANDS OF  
MONTI

N/2 LANDS OF  
NEWBURGH MIRON  
LUMBER CORP.

N/2 LANDS OF  
MANS

CHAIN LINK FENCE

TO VAIL'S GATE

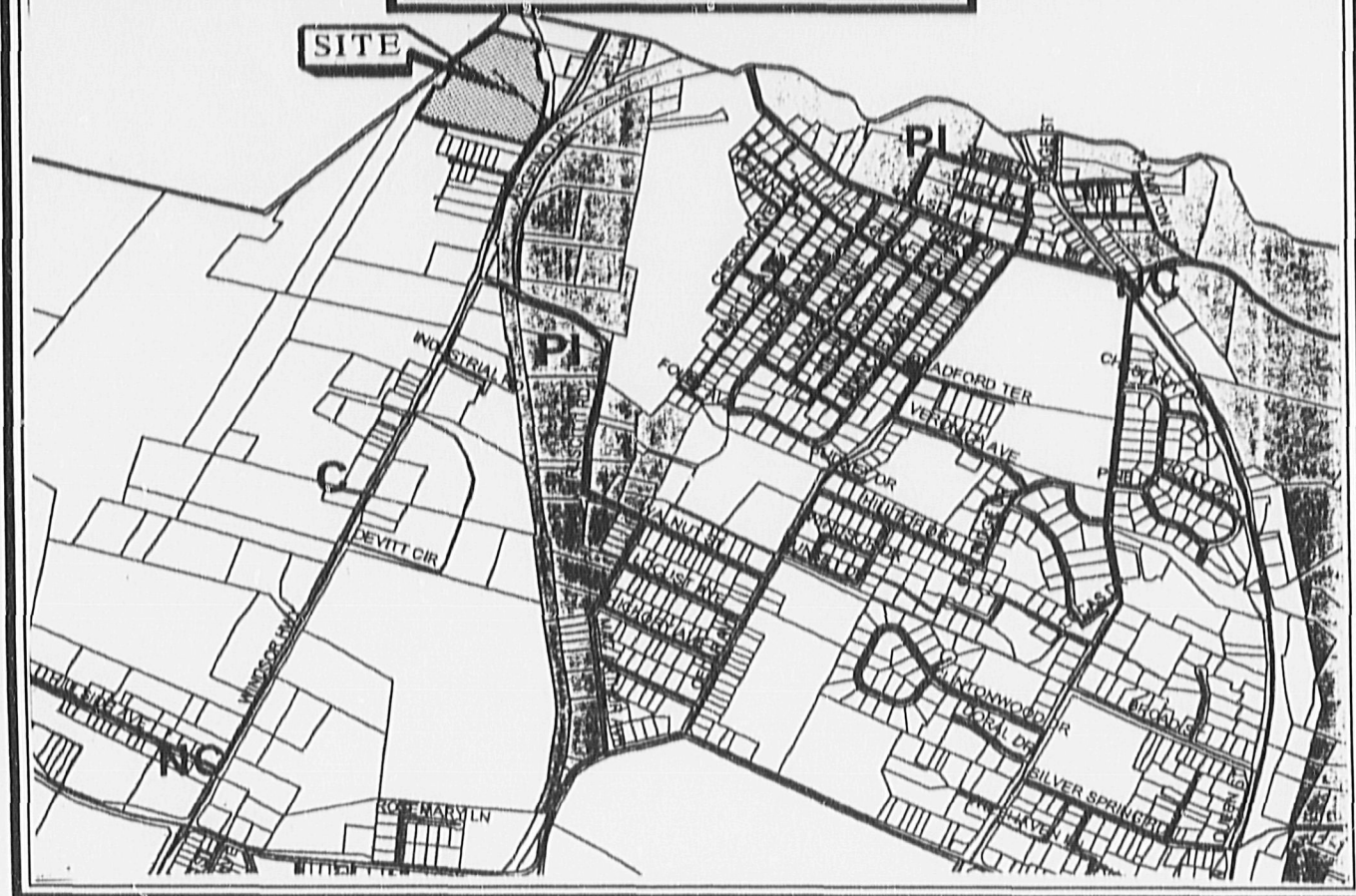
WINDSOR HIGHWAY  
(N.Y.S. ROUTE 32)

TO NEWBURGH

### LEGEND

EXISTING	NEW
172 2' CONTOUR	176 FINISHED GRADE
170 10' CONTOUR	6" S- SANITARY SEWER
BOUNDARY	176.5 SPOT ELEV. 176.5
ADJ. PROPERTY LINE	
CB CATCH BASIN	
HH SANITARY MANHOLE	
HY HYDRANT	
W WATER VALVE	
U UTILITY POLE	
L LAMP POST	
U UTILITY POLE W/ LUMINAIRE	
176.6 SPOT ELEV. 176.6	
15" ST- STORM SEWER	
8" S- SANITARY SEWER	
6" W- WATER LINE	
X-X CHAIN LINK FENCE	

### ZONING MAP



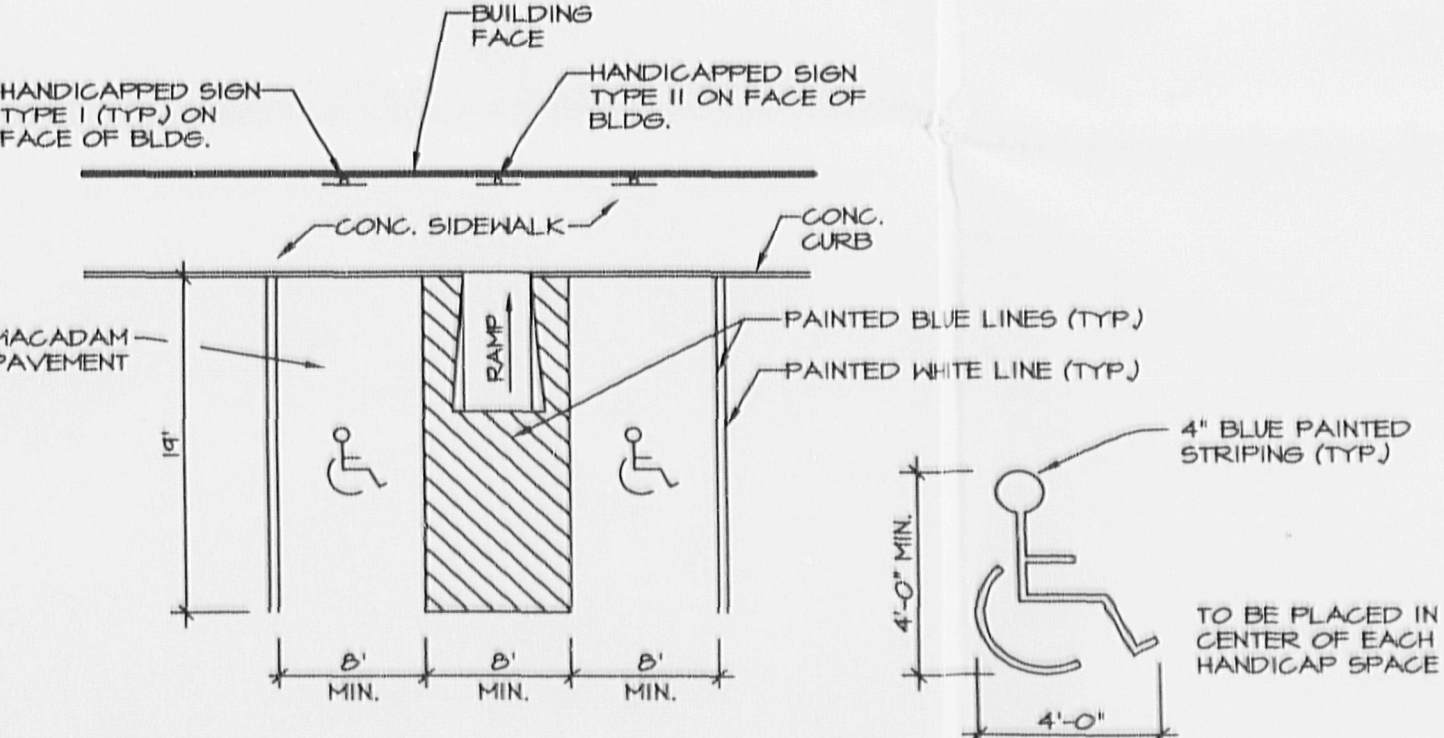
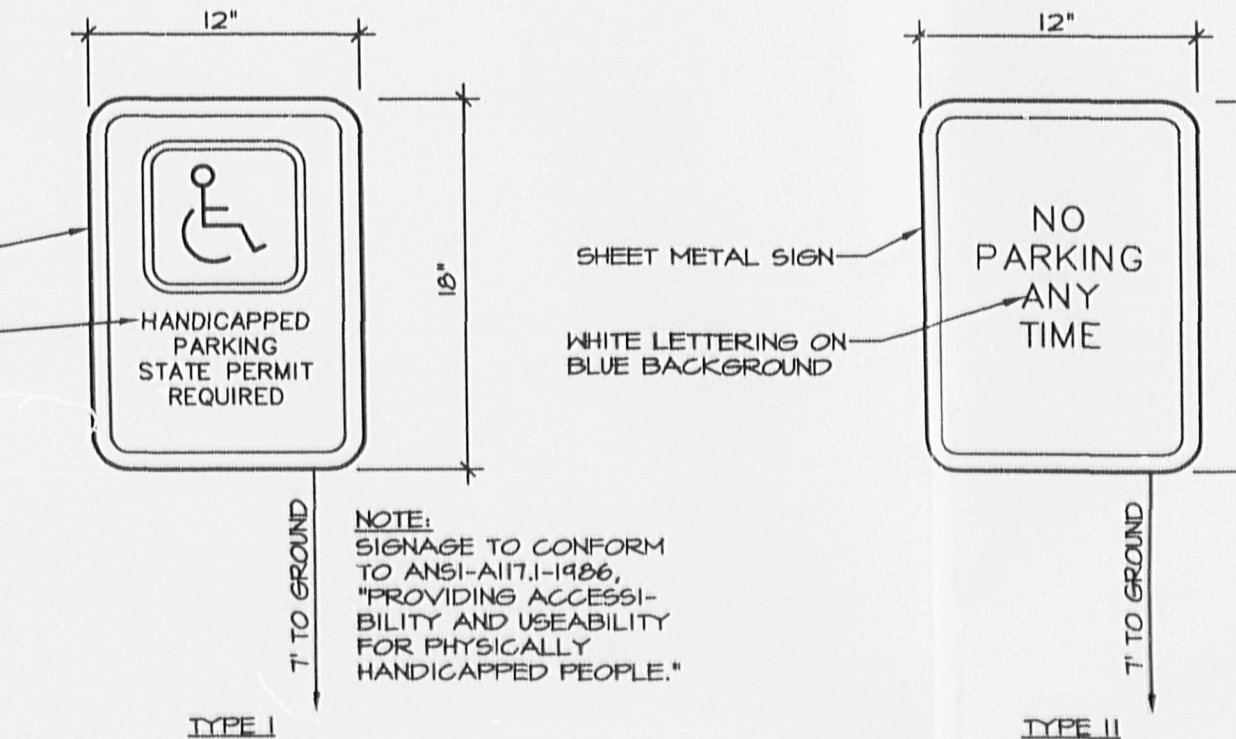
### ZONING SCHEDULE

ZONE: C - DESIGN SHOPPING		
USE: EXISTING BUILDINGS		
A-15: BUSINESS OFFICES		
A-15: MOTOR VEHICLE SALES ESTABLISHMENTS FOR NEW MOTOR VEHICLES, USED MOTOR VEHICLE SALES AND REPAIR AND SERVICE GARAGES SHALL BE PERMITTED ONLY AS ACCESSORY USES TO NEW MOTOR VEHICLE SALES ESTABLISHMENTS LOCATED ON THE SAME LOT. (CAMPBELL FREIGHT LINES)		
BULK REGULATIONS	REQUIRED	PROVIDED
LOT AREA	5 ACRES	10.68 ACRES
LOT WIDTH	200 FT.	522 ± FT.
FRONT YARD DEPTH	100 FT.	49.3 FT. (CAMPBELL FREIGHT LINES)
SIDE YARD SETBACK	50 FT.	75.6 FT. (CAMPBELL FREIGHT LINES)
TOTAL BOTH SIDE YARDS	100 FT.	184.6 FT. (CAMPBELL FREIGHT LINES)
REAR YARD DEPTH	50 FT.	106 FT. (LEPRECHAUN COMPANIES)
STREET FRONTAGE	50 FT.	154 FT.
BUILDING HEIGHT	16 FT.	16'-0" (LEPRECHAUN COMPANIES)
FLOOR AREA RATIO	N/A	N/A
DEVELOPMENT COVERAGE	85 %	44.8 %
COVERAGES		
BUILDING COVERAGE		30,248 S.F.
% OF TOTAL AREA		6.5 %
PAVEMENT COVERAGE		201,449 S.F.
% OF TOTAL AREA		43.3 %
OPEN SPACE COVERAGE		233,560 S.F.
% OF TOTAL AREA		50.2 %
OFF STREET PARKING	REQUIRED	PROVIDED
<b>BUS OFFICES</b>		
1 SPACE PER 150 S.F. OF OFFICE AREA		
(4,215 S.F. / 150 S.F. PER SPACE)	28 SPACES	30 SPACES
<b>BUS REPAIR CENTER</b>		
4 SPACES PER BUS SERVICE BAY, PLUS 1 PER 300 S.F. OF FLOOR AREA OUTSIDE OF SERVICE AREAS		
- 4 SERVICE BAYS (20' x 40' BAY SIZE)	16 SPACES	
- (1,075 S.F. / 300 S.F. PER SPACE)	4 SPACES	
	20 SPACES	56 SPACES

\* DENOTES EXISTING NON-CONFORMING CONDITION

### NOTES

- RECORD OWNER & APPLICANT: K.J.G. REALTY CORP., P.O. BOX 2628, NEWBURGH, N.Y. 12550
- ZONE: C - DESIGN SHOPPING
- TAX MAP DESIGNATION: SECTION 9, BLOCK 1, LOT 23.1
- PARCEL AREA: TOWN OF NEW WINDSOR 10.68 ACRES  
CITY OF NEWBURGH 0.68 ACRES  
TOTAL 11.36 ACRES
- THE SERVICING OF BUSES AT THE GALLAGHER TRANSPORTATION PARK IS A PRE-EXISTING NON-CONFORMING USE WITHIN THE C - DESIGN SHOPPING ZONE.
- THE BUS OFFICE & BUS REPAIR CENTER FOR THE LEPRECHAUN COMPANIES HAS APPROVED IN 1994 BY THE NEW WINDSOR PLANNING BOARD.
- BOUNDARY SURVEY INFORMATION OBTAINED FROM DRAWINGS ENTITLED "SURVEY FOR K.J.G. REALTY CORPORATION, BOUNDARY / LOCATION SURVEY" PREPARED BY GREYAS & HILPRETH P.C. AND DATED SEPT. 14, 1981 WITH A LATEST REVISION DATE OF JULY 13, 1990.




HANDICAPPED SIGN & SPACE DETAIL  
NOT TO SCALE

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

SECTION 9, BLOCK 1, LOT 23.1  
FORMER PLANNING BOARD APPLICATION NO. 00-3  
PLANNING BOARD APPLICATION NO. 00-3

OCT - 8 2008

By: [Signature]  
By: [Signature]



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Drawn By: J.R.J.	Drawing: AMENDED SITE PLAN	1 OF 1
Checked By: G.J.S.	Project: NEW WASH BAY ADDITION TO THE BUS OFFICE & BUS REPAIR CENTER (THE LEPRECHAUN COMPANIES)	Project No. 9307
Scale: 1"=40'	WINDSOR HIGHWAY TOWN OF NEW WINDSOR, N.Y.	
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